

**Claim Amendments:**

1 (currently amended). ~~An apparatus~~A software program -for use on the world wide web for managing the purchase and sale by a broker of a high value piece of property comprising:

a ~~control unit~~data structure for inputting information by a broker related to a high value property item and for posting information about the property; and

publishing the information to at least one buyer.

2 (currently amended). The apparatus-software program of claim 1 further comprising means for downloading advertising related to identity of other ~~high-similarly valued~~ properties.

3 (currently amended). A software program for use on the world wide web ~~An apparatus~~ for managing the transaction between a broker and a seller of a high-value property comprising:

program means for identifying a plurality of high-value properties ~~within a given value range~~ and their sellers;

a control unit for inputting listing information about at least one high value property to be sold and determining whether the ~~high values~~said property is to be placed for sale on within a larger network of brokers;

means for assisting the at least one seller in formulating an asking price for the at least one ~~high value~~ property; and

means for publishing the listing to third parties at the asking price.

4 (currently amended). The apparatus-software program of claim 3 further comprising means for uploading ads relating to a plurality of ~~high-value~~ properties within a given value range which may be listed onto the apparatus.

5 (currently amended). A method for managing the relationship between a broker and a seller of a ~~high-value~~ property comprising:  
identifying a plurality of ~~high-value~~-propertiesy within a given value range for sale and their sellers;  
inputting listing information about at least one ~~high-value~~ property within a given value range to be sold;  
determining whether the ~~high-value~~said property is to be placed for sale on within a larger network of brokers;  
assisting the prospective seller in formulating an asking price for the ~~high-value~~said property; and  
publishing the listing to at least one third party.

6 (original). The method of claim 5 further comprising the step of uploading an advertisement related to the listing.